



Manor Farm Holiday Cottages  
Self-catering holiday accommodation

**TERMS AND CONDITIONS**

**Deposits & Payments**

All offers of accommodation are subject to availability and no booking is finally accepted without a deposit being paid. The deposit, which is non-refundable, is £100 per cottage.

The balance of the rental must be paid 6 weeks prior to the start of the rental period. If the balance is not paid by the due date, then we reserve the right to cancel the booking and re-let the property.

All payments must be made by cheque (payable to Manor Farm Cottages) or alternatively made by debit or credit card or bank transfer.

Confirmation of your booking will be made in writing once a deposit has been received, and after the full payment has been made we will confirm payment together with directions and information concerning keys.

**Bookings**

Bookings can be made by telephone, post, e-mail or on-line using our on-line booking form. Bookings will be reserved for 7 days. If the deposit together with the booking form is not received in this time then the property may be re-let.

Bookings made within 6 weeks of the start of the holiday or rental period must be accompanied by the full cost of the rental.

**Cancellations**

- over 6 weeks, £100 deposit has been taken and is non-refundable.
- within 4 - 6 weeks 75% of total cost is due.
- within 0 - 4 weeks 100% of total cost is due.

We recommend that you take out your own travel insurance to cover unforeseen circumstances including cancellation.

In the event that for whatever reason the owners have to cancel the booking, then all monies paid will be refunded in full.

## **Damages**

You agree that no responsibility rests with the owner for any accidental damage to persons, property or pets whilst on the premises, or engaged in any activity there from, or for any illness or injury arising from whatsoever cause.

You are responsible for any damage or breakages, which must be immediately notified and paid for in agreement with the owner.

You undertake to leave the property clean and tidy on departure, as you will have found it.

## **Pets**

One well-behaved, house-trained pet is permitted by arrangement with the owner in Puffin & Guillemot Cottages. Pets are not allowed in bedrooms or on furniture. They must never be left alone at the property.

The Barn is pet-free.

## **Other**

The owners reserve the right to enter the property at any time for which notice will generally be given, except in the case of emergency.

Only the number of persons listed on the booking form are permitted to stay in the cottages unless prior agreement has been sought from the owners.

You may enter the property after 4pm on the day of arrival, and undertake to vacate no later than 10am on the day of departure.

You agree that you will use the property for holiday accommodation for the booked period only, and for no other purpose whatsoever.

Smoking is not permitted in the cottages.

The owners reserve the right to decline accommodation and to demand the immediate departure of the party if any person does not comply with these terms and conditions, or for any conduct detrimental to the property, including the summerhouse, gardens and BBQ areas, or the comfort of the owners or neighbours.

By booking at Manor Farm Holiday Cottages the named person on the booking form accepts and agrees these Terms and Conditions and accepts responsibility for themselves and for all members of his/her party concerning them.